EXCLUSIVE! SUBLIME 4.5-ROOM APARTMENT FACING MONTREUX LANDING STAGE

A 2 pas du lac au centre de Montreux | 1820 Montreux | Reference : 6158839

CHF 1,600,000.-

AXIHOME SA - Route des Deux-Villages 47 - 1806 St-Légier-La Chiésaz
021 943 49 90 - info@axihome.ch

EXCLUSIVE! SUBLIME 4.5-ROOM APARTMENT FACING MONTREUX LANDING STAGE

CH-1820 Montreux | A 2 pas du lac au centre de Montreux | **CHF 1,600,000.-**

AxiHome is pleased to present **EXCLUSIVELY** this sublime**4.5-room apartment of approximately 109 sq.m. weighted,** ideally located **in Montreux** offering an exceptional living environment both through its location and the quality of its interior spaces.

Located in a modern **PPE** built in **2008**, it benefits from impeccable maintenance and optimal comfort.

About**105 m²** of living space, intelligently distributed to offer beautiful volumes and fluid circulation between rooms. The vast 44 m² **kitchen-living room** enjoys remarkable luminosity and extends to a **large 8.9 m² east-west facing balcony**, ideal for enjoying gentle evenings by the lake and unobstructed views of Lake Geneva.

A spacious**en suite master bedroom of 19.7 m²** offering remarkable comfort and allows you to create a true cocoon of rest. **Two beautiful bedrooms of 12.1 m² as well as a shower room, functional and neat, complete the night area.**

CHARACTERISTICS

Reference: **6158839**

Type: **Apartment**

Availability: **Immediate**

Rooms: **4.5**

Bedrooms: **3**

Bathrooms: **2**

Location floor: **2nd floor**

Living area: **~ 105 m²**

Weighted Surface: **~ 109 m²**

Year of construction: **2008**

A immense private cellar provides generous storage, a rare asset in the heart of the city center.

Finally,two secure indoor parking spaces within the building perfectly complement this unique property in today's market.

Don't miss this opportunity to own a property in the heart of Montreux.

You can contact me at 078 314 22 00, for more information or to arrange a visit

Privileged location:

In the heart of Montreux, this apartment enjoys an exceptional address on the prestigious Grand Rue. The shores of Lake Geneva are only a few steps away, as is the famous landing stage permitting idyllic strolls and immediate access to Montreux's magnificent quays.

Accessibility:

- Public transport in the immediate vicinity

- Montreux SBB station within walking distance

- Quick access to the A9 motorway

A perfect location for commuting, work, study or regional getaways.

Commodities & Urban living:

You benefit from direct access to all downtown amenities : restaurants, cafés, supermarkets, boutiques, art galleries, essential services, pharmacies and cultural areas are only a few minutes away. A lively and practical everyday environment.

Quality of life:

Montreux is renowned for its exceptional living environment: mild climate, omnipresent nature, breathtaking views of the lake and the Alps, peaceful atmosphere and remarkable quality of life. A place where it's good to live all year

round, whether as a primary residence, pied-à-terre or investment.

MUNICIPALITY

Montreux is renowned for its exceptional living environment: mild climate, omnipresent nature, views impossible on the lake and the Alps, peaceful atmosphere and remarkable quality of life. A place where life is good all year round, whether as a primary residence, pied-à-terre or investment.

ACCESS

- Public transport in the immediate vicinity

- Montreux SBB station within walking distance

- Quick access to the A9 motorway

A perfect location for the daily commute, work, study or regional getaways .

SHOPS/STORES

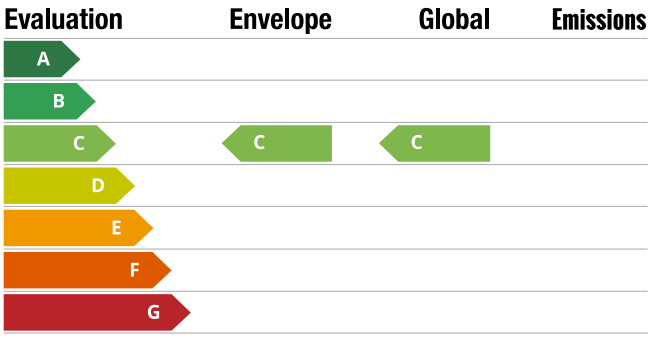
You benefit from direct access to all downtown amenities: restaurants, cafés, supermarkets, boutiques, art galleries, essential services, pharmacies and cultural areas are just minutes away. A lively and practical everyday environment.

REMARKS

Renovation fund at June 30, 2024: CHF 366,330.-

ENERGY EFFICIENCY (CECB)

The energy label is the result of an evaluation of the global energy performance (energy consumption and energy source) and of the performance of the building envelope.

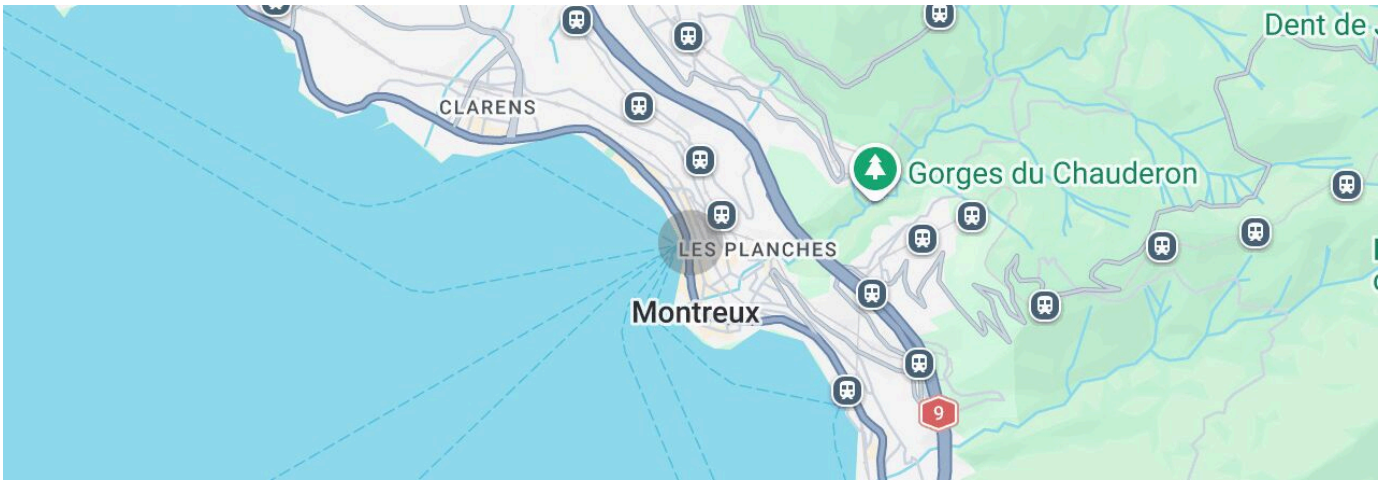


CONTACT FOR VISITING

AXIHOME SA
Mrs. Alexandra Dutheil
E-mail : info@axihome.ch
Tel. : 021 943 49 90
Mobile : 078 314 22 00

LOCATION

CH-1820 Montreux | A 2 pas du lac au centre de Montreux | **CHF 1,600,000.-**



SITUATION

In the heart of Montreux, this apartment enjoys an exceptional address on the prestigious Grand Rue. The shores of Lake Geneva are only a few steps away, as is the famous landing stage permitting idyllic strolls and immediate access to Montreux's magnificent quays.

Primary school	-	5 min.	1 min.

CHARACTERISTICS

CH-1820 Montreux | A 2 pas du lac au centre de Montreux | **CHF 1,600,000.-**

CHARACTERISTICS

Availability	**Immediate**	Condition of the property	**Good**
Type	**Apartment**	Standing	**Upmarket**
Reference	**6158839**	Living area	**~ 105 m²**
Rooms	**4.5**	Gross living area	**~ 109 m²**
Bedrooms	**3**	Weighted Surface	**~ 109 m²**
Bathrooms	**2**	Balcony surface	**~ 8.9 m²**
Location floor	**2nd floor**	PPE charges	**CHF 930.-/month**
Year of construction	**2008**	Balance renovation fund	**CHF 366,330.- at 30.06.2024**
Energetic efficiency	**C**		
Building envelope	**C**	Interior parking	**2 not included I CHF 50,000.-**
Balcony	**1**		

CONVENIENCES

NEIGHBOURHOOD

- City centre
- Park
- Mountains
- Lake
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Highway entrance/exit
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- International schools
- Museum
- Theatre
- Concert hall
- Religious monuments
- Hospital / Clinic
- Doctor
- Medical home

OUTSIDE CONVENIENCES

- Balcony/ies
- Waterfront
- Parking
- Public parking
- Garage

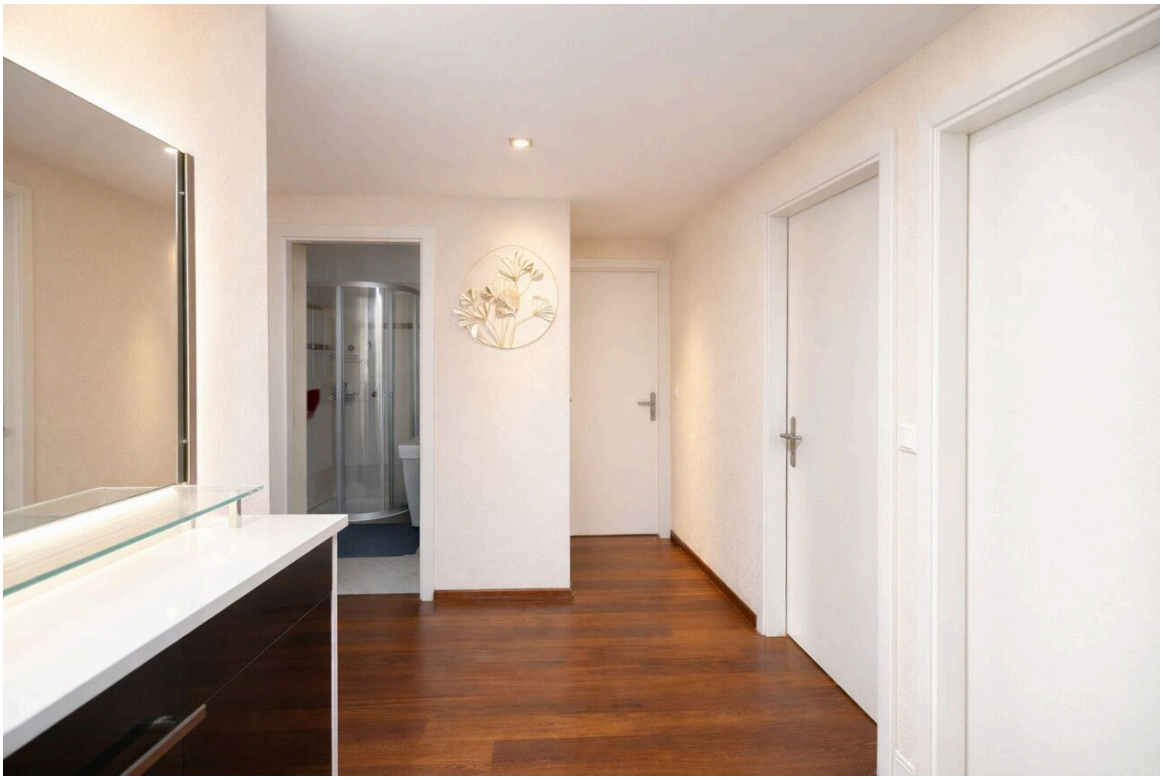
INSIDE CONVENIENCES

- Lift/elevator
- Garage
- Open kitchen
- Cellar
- Bicycle storage
- Bright/sunny

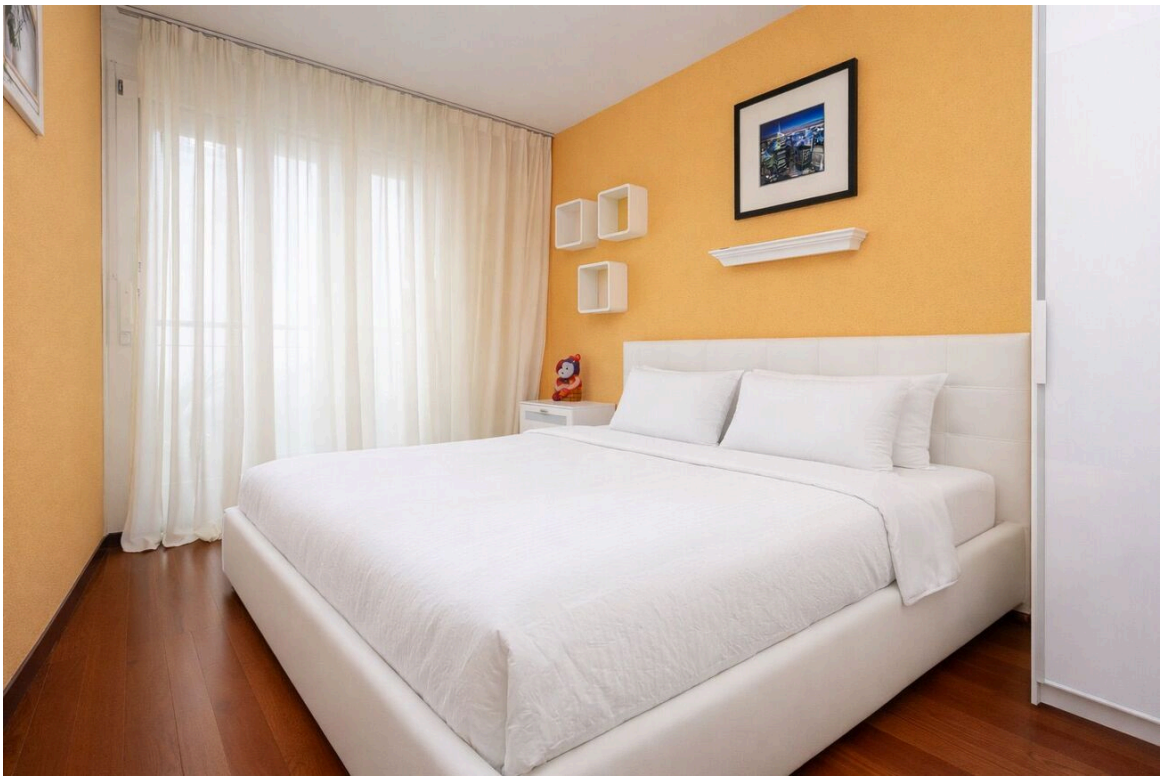
ORIENTATION

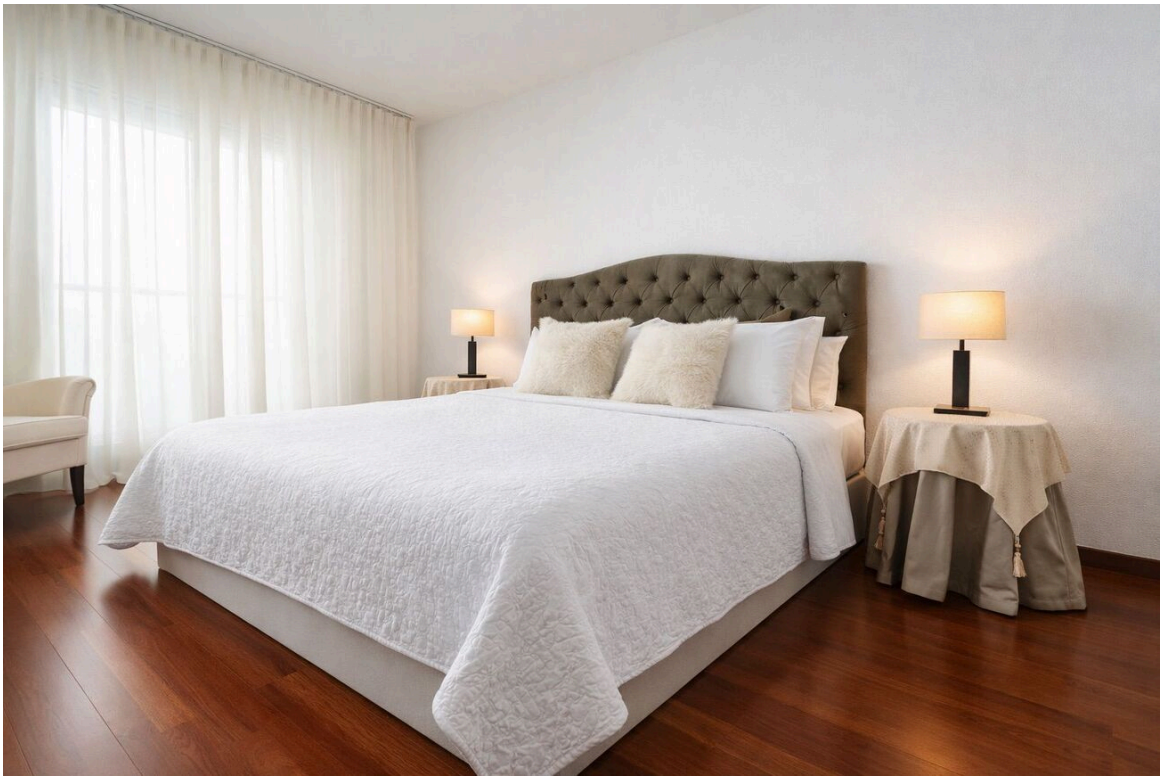
- South

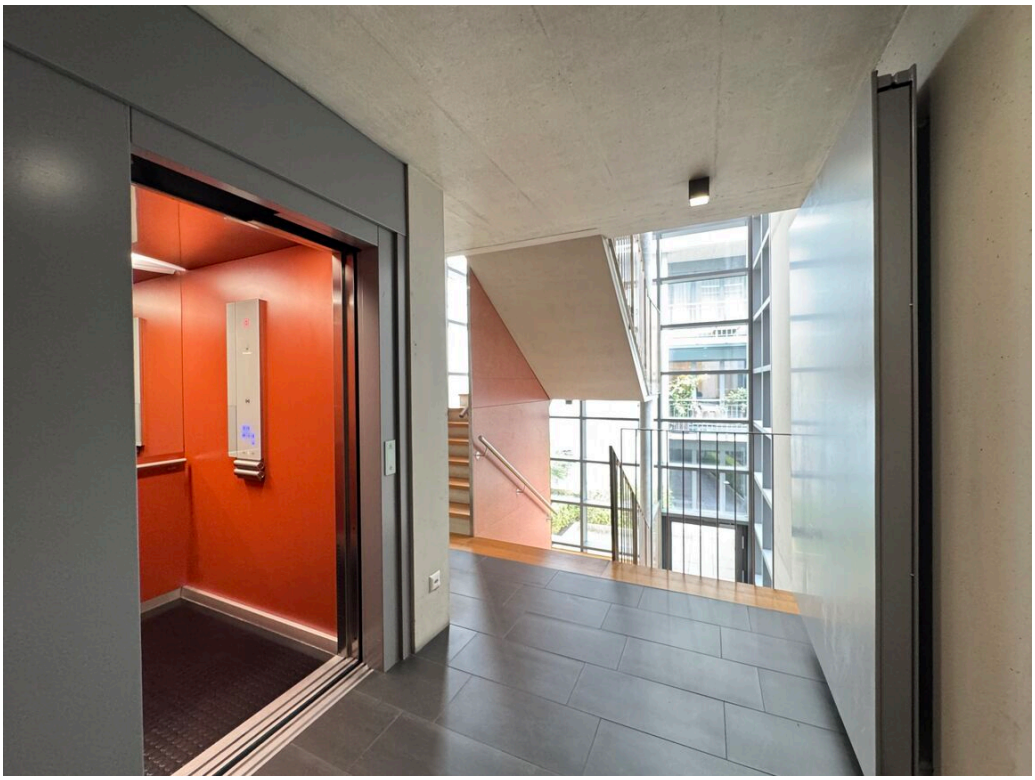
PICTURE(S)

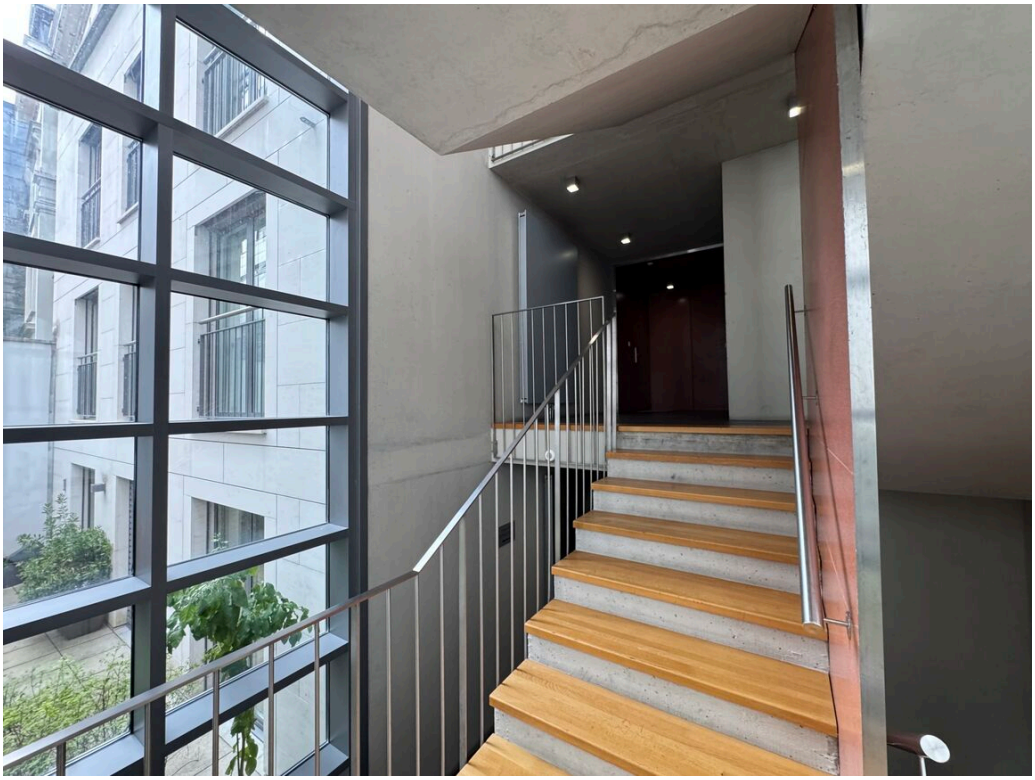


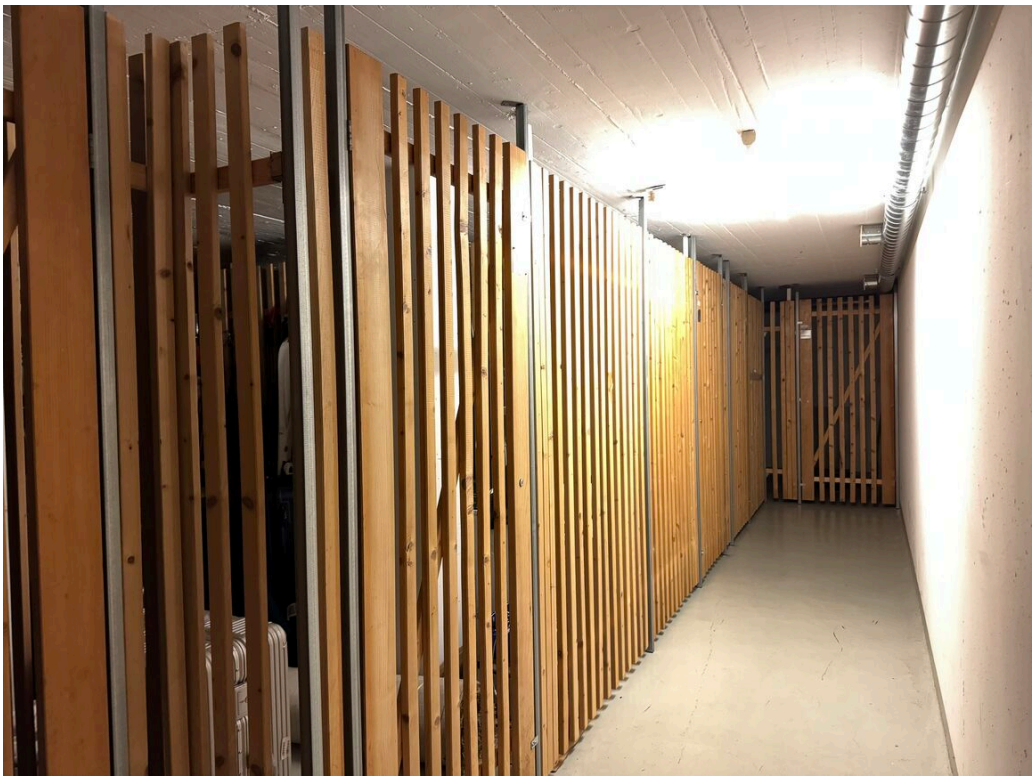
BARNES
BARNES
BARNES



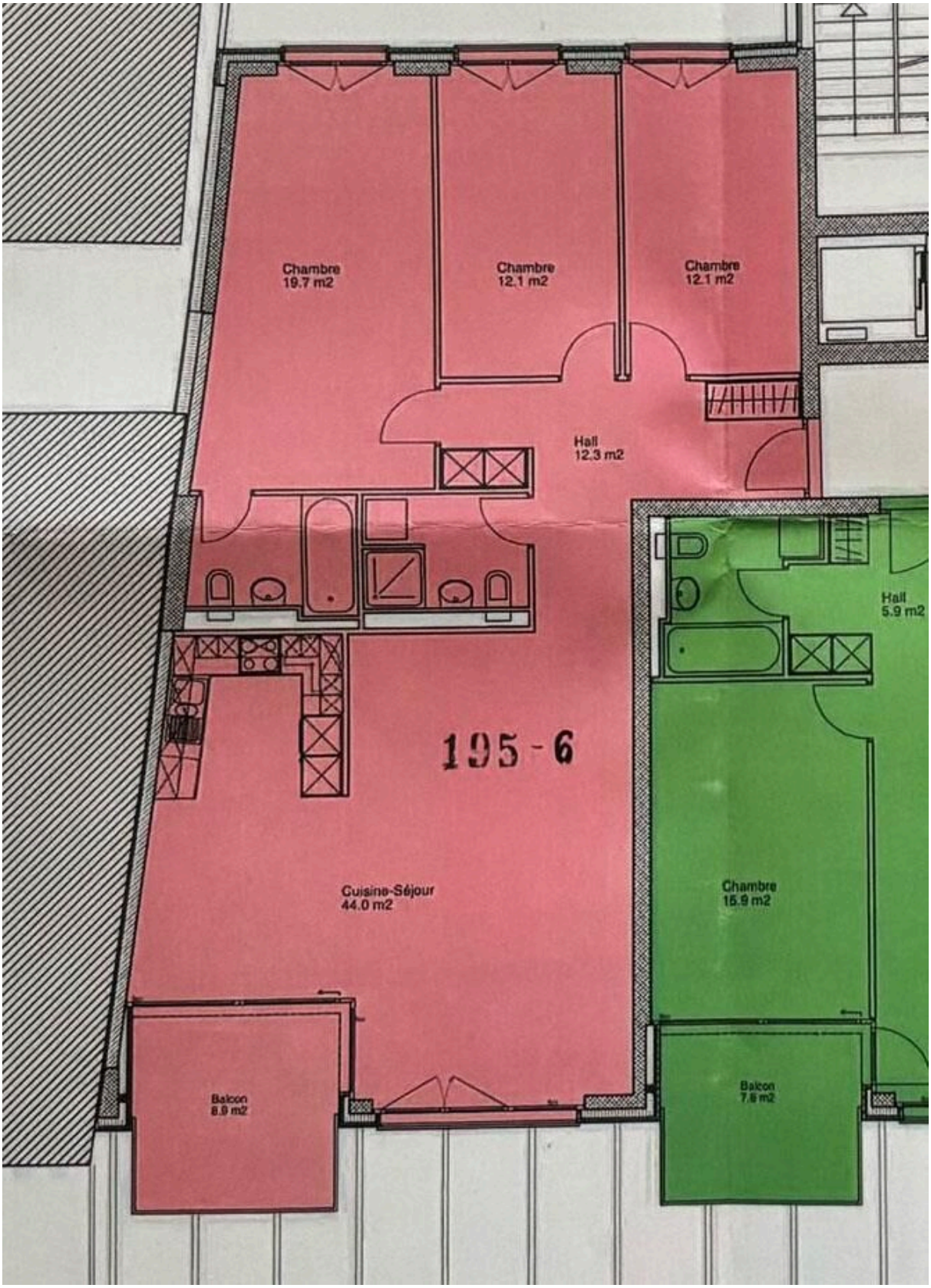








PLAN


Chambre
19.7 m2
Chambre
12.1 m2
Chambre
12.1 m2
Hall
12.3 m2
Hall
5.9 m2
195 - 6
Cuisine-Séjour
44.0 m2
Chambre
15.9 m2
Balcon
8.9 m2
Balcon
7.6 m2

FINANCIAL SIMULATION

FINANCING

Purchase price
CHF 1,650,000.-

Mortgage
CHF 1,320,000.-

Own capital (20%)
CHF 330,000.-

Mortgage 2nd rank (13.4%)
CHF 221,100.-

Mortgage 1st rank (66.6%)
CHF 1,098,900.-

FINANCIAL CAPACITY

Annual income (100%)
CHF 294,688.-

Annual cost (33%)
CHF 97,247.-

PRICE

Price of object		CHF 1,600,000.-
Parking price		CHF 50,000.-
Total purchase price		CHF 1,650,000.-
Acquisition costs	2 %	CHF 33,000.-
Transfer costs	1.50 %	CHF 24,750.-
Expenses of creation of mortgage file	1.20 %	CHF 15,840.-
Total acquisition		CHF 1,723,590.-

ANNUAL COSTS

Mortgage interest 1st rank	2.50 %	CHF 27,473.-
Mortgage interest 2nd rank	2.50 %	CHF 5,528.-
Mortgage interest		**CHF 33,001.-**
Amortization mortgage 2nd rank	6.67 %	CHF 14,747.-
Total mortgage amortization		**CHF 14,747.-**
Running/maintenance costs	1 %	CHF 16,500.-
Total charges		**CHF 16,500.-**
Total per year		**CHF 64,248.-**
Total per month		**CHF 5,354.-**